

**Hanworth Road, Whitton, TW4 5NS**

**£600 Per Calendar Month**

**Council Tax Band:**



A first floor bedroom for rental. The property is a short walk away from local shops and regular bus routes into Hounslow Central and Heathrow Airport and further benefits from being located within a non-permit parking area.

The property offers a shared modern shower room, shared dining room, shared kitchen and shared garden. Available for a working single professional or a Student. inclusive of gas, electric, water, broadband and council tax.

Council Tax Band: Inclusive  
EPC Rating: c  
Deposit: £750 (5 weeks based on a rental of £650PCM)

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
- (4) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (5) MONEY LAUNDERING REGULATIONS – prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (6) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.



Open House London



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 72                      |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |